



**9 Crossing Gates, Nuneaton
CV11 6GR
£340,000**

Pointons are delighted to offer for sale show home standard three bedroom detached Dormer bungalow based on private & exclusive development built in 2020 by Jade Homes still having NHBC guarantees remaining on the property. Located on a quiet cul-de-sac just off Oaston Road close to Nuneaton town centre, the property has been built to a luxury standard to offer underfloor heating, open plan kitchen diner having integrated appliances, ample storage and a private riverside garden. Benefiting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, kitchen/diner having integrated appliances including fridge/freezer, washing machine, dishwasher, oven & hob, ground floor shower room & a double bedroom. To the first floor there are two further double bedrooms, master having a range of fitted wardrobes & a family bathroom. To the rear of the property is an enclosed low maintenance garden having artificial grass section & the rest being paved. To the side of the property is a driveway providing offroad parking. This property must truly be viewed to appreciate & to organise your viewing contact us today. EPC-B



Entrance Hall

Having entrance door, woodblock flooring, understairs storage, stairs off to first floor & underfloor heating.

Lounge

10'4" x 17'2" (3.14m x 5.23m)

Having double glazed window to rear, wood block flooring, underfloor heating, TV point, telephone point & double glazed French double doors into garden.

Kitchen/Diner

19'3" x 9'10" (5.86m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, four ring gas hob with extractor hood over, wood block flooring & double glazed French double doors into garden.

Bedroom

8'4" x 11'2" (2.53m x 3.40m)

Double glazed window to front & radiator.

Shower Room

Fitted with three piece suite comprising of tiled shower cubicle, wash hand basin with mixer tap and low-level WC, double glazed window to front, tiled flooring & under floor heating.

Landing

Having double glazed window to rear, doors off to various room & a handy storage cupboard.

Bedroom

17'0" x 11'4" (5.18m x 3.46m)

Double glazed window to rear & radiator.

Bedroom

Having double glazed window to rear, radiator & a range of fitted wardrobes all having hanging rail & overhead storage.

Bathroom

Fitted with three piece suite with bath with rainfall showhead over & further handheld showerhead and folding glass screen, wash hand basin with mixer tap and low-level WC, double glazed velux window, tiled flooring & underfloor heating.

Storage

Outside (Front)

To the front of the property is a block paved driveway providing offroad parking leading onto front door & side access to rear.

Outside (Rear)

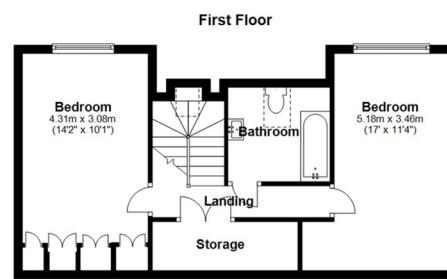
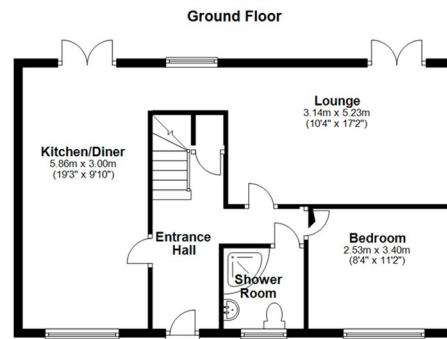
To the rear of the property is a low maintenance garden having a section of paving with artificial grass & a hard standing for shed. The rear over looks greenery & stunning views.

Tenure- Freehold

Council Tax Band-D

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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